

Officer's Report

Application Number	HGY/2023/0290
Type	Householder planning permission
Location	86 Muswell Road, Hornsey, London, N10 2BE
Proposal	Proposed single-storey ground floor extension and loft conversion with rear dormer extension and front rooflights.
Case Officer	Ben Coffie
Valid Date	30/01/2023
Applicant	Karolina Plent
Agent	Richard Gill

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The application proposes a single-storey ground floor extension, loft conversion with rear dormer and three front rooflights.

The proposed dormer will be finished with zinc cladding, with large aluminium windows and the front face. The dormer will measure 2.3m in height, 8.0m in width and 4.4m. During the course of the application the proposed dormer has been further set in from the eaves, therefore the will measure 1.9m in height.

Site and Surroundings

The application site is a two storey terrace property located on the south side of Muswell Road. The dwellings is characterised by a front two storey bay windows, brick or render finish and two storey outriggers to the rear.

The site is in Muswell Hill conservation area however is not a Listed Building.

Relevant Planning and Enforcement History

HGY/1996/1636- Erection of ground floor rear extension, replacement of two ground floor rear windows with one double hung sash and one rear door with a second sash window.

HGY/2007/0562- Use of property as a single dwelling house.

CONSULTATION

LBH Conservation Officer- no response.

Historic Buildings & Places- no response.

LOCAL REPRESENTATIONS

The application has been publicised by letters and by site and press notices. One response has been received objection to the application.

The following issues have been raised:

The ground floor rear extension because of its size and design will block light and feel oppressive.
(Officer comment: these matters are dealt with in the considerations section of this report).

Neighbour was did not receive their notification letter. (Officer comment: According to Council records notification letters were sent out on the 28th April to all adjoining neighbours. In addition a site notice was put up adjacent to the application site).

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Loft conversion and three front rooflights.

The proposed rear dormer would extend over a large area of the rear roof slope, however it would appear sufficiently subordinate and proportionate in relation to the roofslope as it has been set in from both party walls and up from the eaves and down from the ridge. It is also noted that the proposed dormer would not appear out of character given the presence of similar developments of the same scale, height and bulk within the terrace, notably nos. 72 and 78. The proposed materials are considered compatible with the existing roof tiles, therefore they would not appear at odds with it.

Three rooflights are proposed to be installed on the front roof slope which would appear proportionally spread out across the roof. The rooflights are modest in scale and would not result in an excessive clutter on the front roofslope.

As such, the dormer and three front rooflights are considered acceptable and would not have a detrimental impact on the character and appearance of the host property or the conservation area.

Single storey rear extension

The proposed single storey will measure 3.6m in height and will take up the full width of the site by 9.4m with a depth of 5.8m. The scale, height and bulk of the proposed single storey rear extension is acceptable and would integrate appropriately with the current pattern of development at the rear of the terrace. Equally the proposed stone cladding of the extension would represent a high quality finish. Therefore, it is not anticipated that the development would constitute any harm to the character and appearance of the host property or the conservation area.

As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Due to the location of the proposed dormer and rooflights above the roof, no amenity impacts are anticipated against neighbouring sites. It is acknowledged that there is mutual overlooking from first floor windows, consequently the degree of additional overlooking created by the dormer glazing is not significant to warrant a refusal.

The maximum depth of the single storey rear extension would measure 5.8 however it would be stepped at 5.0m on its eastern side to be in line with the existing extension at no.88. Due to this it is concluded that any potential adverse impacts against the amenity of this neighbouring site would be offset by their extension. Equally the western adjoining neighbour no.84 benefits from an extension which measure approximately 3.5m. While the proposed extension projects by 5.8m along the shared boundary, it is not envisaged that the projection beyond the existing neighbouring extension is sufficient to cause any adverse harm against the amenity of the occupiers of this site.

Consequently, the proposed development would not cause any adverse impacts against the amenity of neighbouring sites with respect to loss of daylight/sunlight, loss of outlook and an heightened sense of enclosure.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approved with condition(s):

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. 896.214 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- **INFORMATIVE: Hours of Construction Work**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.